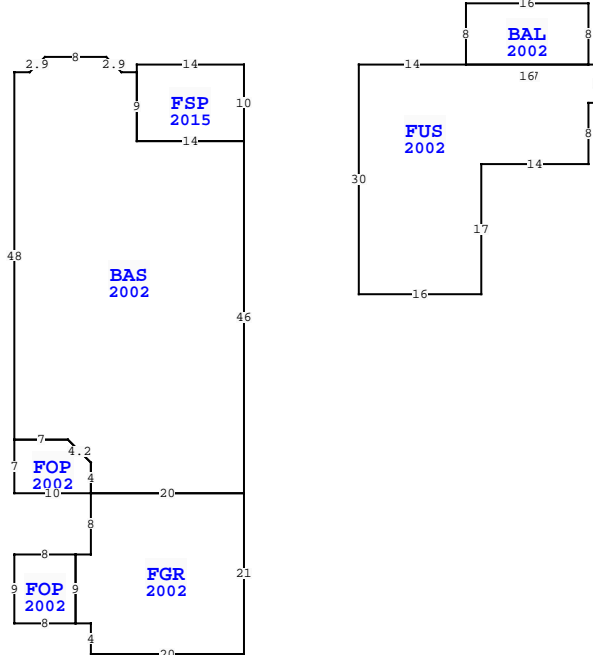


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4015.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAL	128	15	2002
BAS	1,479	100	2002
FGR	438	55	2002
FOP	66	30	2002
FOP	72	30	2002
FSP	140	40	2015
FUS	667	100	2002
TOTALS	2,990		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,504	112.3920	148.36	371,493	2002	2002	0	0	0	11.00	89.00	
1 SNGL FAM - 0% - 0													
Heated Area: 2146													
HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		330,629	
TOTAL MARKET OB/XF VALUE		9,987	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		590,616	
SOH/AGL Deduction		162,777	
ASSESSED VALUE		427,839	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		427,839	
TOTAL JUST VALUE		590,616	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		575,155	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2072/0515	9/15/2016	WD Q	Q	I	01	299,000
GRANTOR: BERGHOFER JOYCE L LI						
GRANTEE: MOSELEY JOHN F III						
1990/1071	7/06/2015	WD Q	Q	I	02	292,900
GRANTOR: SHANNON STEPHEN JOHN						
GRANTEE: BERGHOFER JOYCE L						

EXTRA FEATURES																									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES									
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975										
2	0810	CONCRETE A	0	0	0	604.00	SF	6.50	6.50	100	2002	2002	3	80	3,141										
3	0855	CONC PAVER	0	0	30	150.00	SF	10.00	10.00	100	2010	2010	3	90	1,350										
4	0462	ST/AL FNC	0	0	34	102.00	SF	10.00	10.00	100	2010	2010	3	56	571										
5	1242	WD DECK A	0	0	0	300.00	SF	10.00	10.00	100	2015	2015	3	65	1,950										
TOTALS														2,990											

BUILDING NOTES			
95344 VILLAGE DR, FERNANDINA BEACH			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		03/19/2024	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS													
FSP=[YR=2015] W14 S1 BAS=[YR=2002] W2 L2 U2 W8 L2 D2 W2 S48 FOP=[YR=2002] S7 E10 FGR=[YR=2002] S8 W2 FOP=[YR=2002] W8 S9 E8N9\$ S9 E2 S4 E20 N21 W20\$ N4 U3 L3 W7\$ E7 R3 D3 S4 E20 N46 W14 N9\$ S9 E14 N10\$ PTR=E15 FUS=[YR=2002] E14 BAL=[YR=2002] N8 E16 S8 W16\$ E17 S5 W1 S8 W14 S17 W16 N30\$ W15\$ .													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	RES MARSH	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							